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2. HORIZONTAL ORIENTATION REFERS TO MASSACHUSETTS STATE PLANE COORDINATE SYSTEM NORTH AMERICAN DATUM OF 1983 (MSP NAD83), DERIVED FROM RTK GPS OBSERVATIONS.
3. ELEVATIONS SHOWN REFER TO TOWN OF BROOKLINE DATUM (TBD) BASED ON RTK GPS OBSERVATIONS.
4. CONTOUR INTERVAL EQUAL TO ONE FOOT.
5. THE INFORMATION CONTAINED ON THE DISK OR ELECTRONIC DRAWING FILE ACCOMPANYING THIS PLAN MUST BE COMPARED TO THE SEALED AND SIGNED HARD COPY OF THE PLAN TO ENSURE THE ACCURACY OF ALL INFORMATION AND TO ENSURE NO CHANGES, ALTERATIONS, OR MODIFICATIONS HAVE BEEN MADE. RELIANCE SHALL NOT BE MADE ON A DOCUMENT TRANSMITTED BY COMPUTER OR OTHER ELECTRONIC MEANS UNLESS FIRST COMPARED TO THE ORIGINAL SEALED DOCUMENT ISSUED AT THE TIME OF THE SURVEY. DUE TO THE CRITICAL NATURE OF SURVEYING, DATA ACQUISITION, AND AUTOCAD PLAN DEVELOPMENT, IF CRITICAL DIMENSIONAL INFORMATION IS NEEDED AND IS NOT SPECIFICALLY SHOWN ON THE ELECTRONIC DRAWING FILE, PLEASE CONTACT NITSCH ENGINEERING.

LOCUS:
DEED BOOK 32464 PAGE 14626

NORFOLK COUNTY REGISTRY OF DEEDS PLANS:
PLAN BOOK 1571 PAGE 574
PLAN BOOK 1579 PAGE 244
PLAN BOOK 1796 PAGE 504
PLAN BOOK 3185 PAGE 236
PLAN BOOK 4218 PAGE 167
PLAN NO. 745 OF 1974

OTHER:
MASSACHUSETTS STATE HIGHWAY LAYOUT #3682
MASSACHUSETTS STATE HIGHWAY LAYOUT #3044
UNRECORDED ALTA/ACSM LAND TITLE SURVEY PLAN PERFORMED BY BOSTON SURVEY, INC. DATED 5/13/14

THE PURPOSE OF THIS PLAN IS TO SHOW EXISTING CONDITIONS AND PROPERTY LINES AS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY WHICH OCCURRED BETWEEN MARCH 31, 2016, APRIL 6, 2016, AND AUGUST 16, 2016.

BENCH MARK:
SPIKE SET IN UTILITY POLE #18/114
ELEVATION=191.90 (TBD)
FIELD BOOK 633A PAGE 22
SET ON MARCH 31, 2016

STATE HIGHWAY 9 BASELINE

R=191.87
A=181.2
BC=180.7

8°S

12°D

10°S

R=192.24
A=188.8
B=181.4
C=181.4
D=181.5

10°S

R=192.48
A=183.7
B=183.9
C=183.7

12°D

1013 STATE HIGHWAY 9 RIGHT OF WAY

#1162-1164 BOYLSTON STREET
N/F
1162-1164 BOYLSTON STREET CONDOMINIUM
PARCEL ID 433-16-05
MASTER DEED BOOK 13358 PAGE 399

1. THE SUB-SURFACE UTILITY INFORMATION SHOWN HEREON IS COMPILED BASED ON FIELD SURVEY INFORMATION, RECORD INFORMATION AS SUPPLIED BY THE APPROPRIATE UTILITY COMPANIES, AND PLAN INFORMATION SUPPLIED BY THE CLIENT, IF ANY; THEREFORE WE CANNOT GUARANTEE THE ACCURACY OF SAID COMPILED SUB-SURFACE INFORMATION TO ANY CERTAIN DEGREE OF STATED TOLERANCE. ONLY PHYSICALLY LOCATED SUB-SURFACE UTILITY FEATURES FALL WITHIN NORMAL STANDARD OF CARE ACCURACIES.

2. THE LOCATIONS OF UNDERGROUND PIPES, CONDUITS, AND STRUCTURES HAVE BEEN DETERMINED FROM SAID INFORMATION, AND ARE APPROXIMATE ONLY. COMPILED LOCATIONS OF ANY UNDERGROUND STRUCTURES, NOT VISIBLY OBSERVED AND LOCATED, CAN VARY FROM THEIR ACTUAL LOCATIONS.
3. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED.
4. THE STATUS OF UTILITIES, WHETHER ACTIVE, ABANDONED, OR REMOVED, IS AN UNKNOWN CONDITION AS FAR AS OUR COMPILATION OF THIS INFORMATION.
5. IT IS INCUMBENT UPON INDIVIDUALS USING THIS INFORMATION TO UNDERSTAND THAT COMPILING UTILITY INFORMATION IS NOT EXACT, AND IS SUBJECT TO CHANGE BASED UPON VARYING PLAN INFORMATION RECEIVED AND ACTUAL LOCATIONS.
6. THE ACCURACY OF MEASURED UTILITY INVERTS AND PIPE SIZES IS SUBJECT TO FIELD CONDITIONS, THE ABILITY TO MAKE VISUAL OBSERVATIONS, DIRECT ACCESS TO THE VARIOUS ELEMENTS AND OTHER MATTERS.

7. THE PROPER UTILITY ENGINEERING/COMPANY SHOULD BE CONSULTED AND THE ACTUAL LOCATIONS OF SUBSURFACE STRUCTURES SHOULD BE VERIFIED IN THE FIELD (V.I.F.) BEFORE PLANNING FUTURE CONNECTIONS. CONTACT THE DIG SAFE CALL CENTER AT 1-888-344-7233, SEVENTY-TWO HOURS PRIOR TO EXCAVATION, BLASTING, GRADING, AND/OR PAVING.

8. STATUS OF REMOVAL OR ABANDONMENT OF UNDERGROUND FUEL TANKS UNKNOWN. NO RECORD LOCATIONS ARE DEPICTED ON THIS SURVEY.

9. AS OF THE DATE OF THIS PLAN RECORD INFORMATION HAS NOT BEEN RECEIVED BY NITSCH ENGINEERING FOR THE FOLLOWING UTILITIES:

LEVEL3 FIBER OPTICS
LIGHTOWER NETWORK FIBER OPTICS
VERIZON BUSINESS FIBER OPTICS
FIRE ALARM

DENIS R. SEGUIN, PLS
MASSACHUSETTS REG. No. 37058
REGISTERED PROFESSIONAL LAND SURVEYOR

SHEET:

TOPOGRAPHIC PLAN OF LAND
1180 BOYLSTON STREET
BROOKLINE, MASSACHUSETTS

PREPARED FOR:

CHESTNUT HILL INVESTMENTS, LLC
1299 BEACON STREET, BROOKLINE, MASSACHUSETTS 02446

OF 2

REV. B

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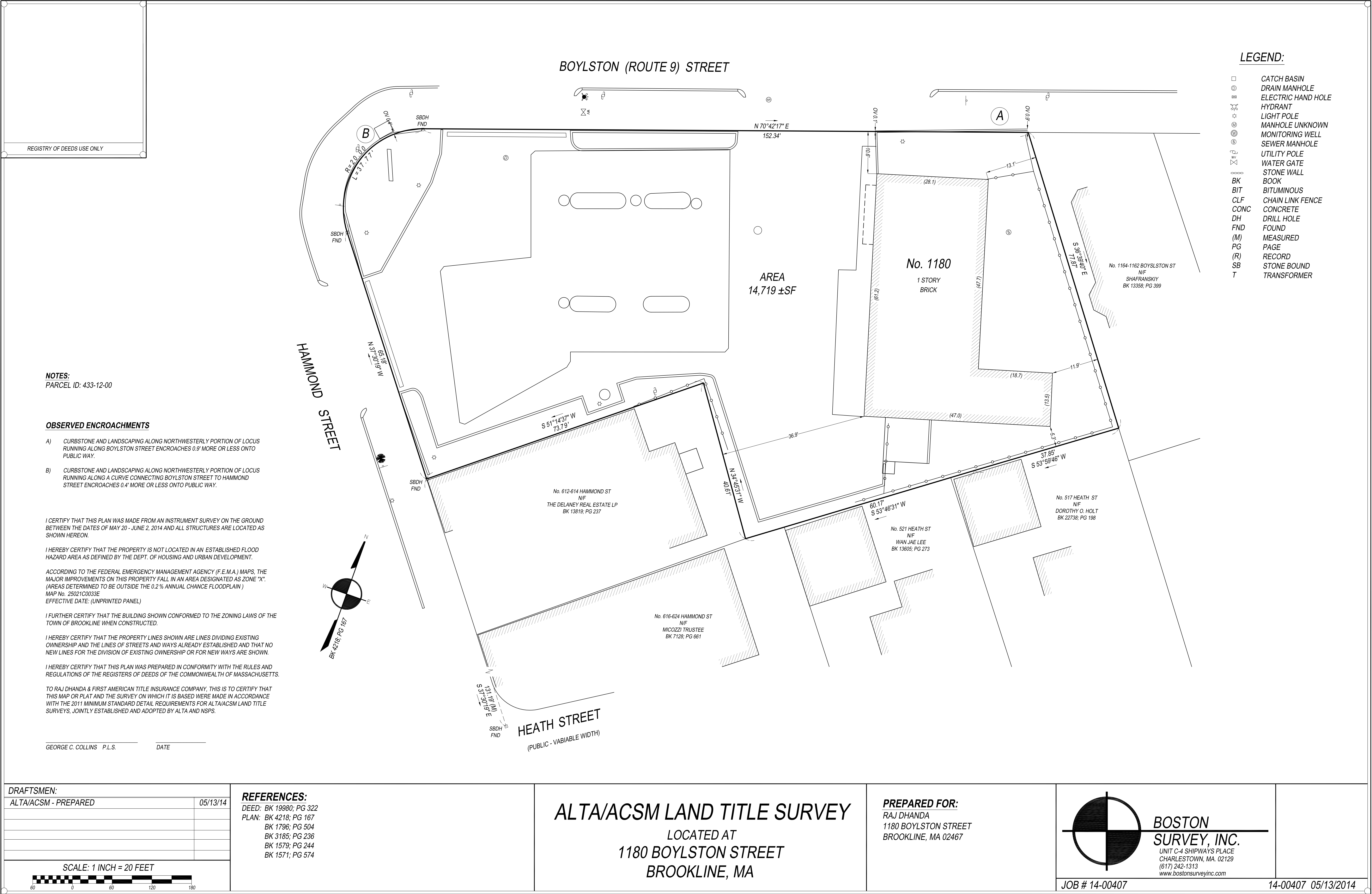
F. (617) 338-6472

- ▶ Civil Engineering
- ▶ Land Surveying
- ▶ Transportation Engineering
- ▶ Structural Engineering
- ▶ Green Infrastructure
- ▶ Planning
- ▶ GIS

PROJECT # 11496.1
FILE: 11496.1_TOPO1.dwg
SCALE: 1"=20'
DATE: APRIL 7, 2016
PROJECT MANAGER: RGM/
FIELD BOOK: 633A/636
DRAFTED BY: PAR/JCC
CHECKED BY:

B	UTILITY POLE DETAILS AND STREET LAYOUTS	11/9/2017
A	PAINTLINES IN HAMMOND ST. ADDED	8-22-16
REV.	COMMENTS	DATE
	REVISIONS	





REVISIONS		
#	DATE	DESCRIPTION

THE RESIDENCES AT
1180

1180 BOYLSTON STREET, BROOKLINE, MA

cbt

617 262 4354 cbtarchitects.com
110 canal street boston, ma 02114



2 Center Plaza, Suite 430
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F: (617) 538-5472

GENERAL NOTES:

- TOPOGRAPHIC DATA, PROPERTY LINE INFORMATION, AND EXISTING SITE FEATURES WERE OBTAINED FROM A PLAN ENTITLED "TOPOGRAPHIC PLAN OF LAND, 1180 BOYLSTON STREET, BROOKLINE, MASSACHUSETTS", PREPARED BY NITSCH ENGINEERING, DATED APRIL 7, 2016, UPDATED NOVEMBER 9, 2017.
- FLOODPLAIN INFORMATION WAS OBTAINED FROM THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 25025C00058G. THE SITE IS IN ZONE X.
- THE CONTRACTOR SHALL COMPLY WITH MASSACHUSETTS GENERAL LAWS CHAPTER 82A, ALSO REFERRED TO AS JACKIE'S LAW, AS DETAILED IN SECTION 520 CMR 14.00 OF THE CODE OF MASSACHUSETTS REGULATIONS.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, REGULATIONS AND SAFETY CODES IN THE CONSTRUCTION OF ALL IMPROVEMENTS.
- THE CONTRACTOR SHALL TAKE ADEQUATE PRECAUTIONS TO PROTECT ALL WALKS, GRADING, SIDEWALKS AND SITE DETAILS OUTSIDE OF THE LIMITS OF REGRADING AND WORK AS SHOWN ON THE DRAWINGS AND SHALL REPAIR AND REPLACE OR OTHERWISE MAKE GOOD AS DIRECTED BY THE ENGINEER OR OWNER'S DESIGNATED REPRESENTATIVE ANY SUCH OR OTHER DAMAGE SO CAUSED.
- THE CONTRACTOR SHALL REMOVE FROM THE SITE ALL RUBBISH AND DEBRIS FOUND THEREON. STORAGE OF SUCH MATERIALS ON THE PROJECT SITE WILL NOT BE PERMITTED. THE CONTRACTOR SHALL LEAVE THE SITE IN SAFE, CLEAN, AND LEVEL CONDITION UPON COMPLETION OF THE SITE CLEARANCE WORK.
- THE CONTRACTOR SHALL REMOVE FROM THE AREA OF CONSTRUCTION PAVEMENT, CONCRETE, GRANITE CURBING, CEMENT CURBING, POLES AND FOUNDATIONS, ISLANDS, TREE BERMS AND OTHER FEATURES WITHIN THE LIMITS OF CONSTRUCTION AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION WHETHER SPECIFIED ON THE DRAWINGS OR NOT.
- FOR SITE LAYOUT, GRADING, MATERIALS, PLANTINGS, GROUND COVER, EROSION CONTROL, AND DETAILS SEE LANDSCAPE ARCHITECT'S DRAWINGS.
- FOR STRUCTURAL DETAILS AND INFORMATION SEE STRUCTURAL DRAWINGS.
- ELEVATIONS REFER TO TOWN OF BROOKLINE DATUM.
- FOR SOIL INFORMATION REFER TO GEOTECHNICAL REPORT.
- ALL GRATES IN WALKWAYS SHALL BE ADA COMPLIANT.

UTILITY NOTES:

- THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY UTILITY CONNECTIONS OR CROSSINGS OF PROPOSED UTILITIES AND EXISTING UTILITIES. THE CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITY COMPANIES RELATIVE TO THE LOCATIONS AND ELEVATIONS OF THEIR LINES. THE CONTRACTOR SHALL KEEP A RECORD OF ANY DISCREPANCIES OR CHANGES IN THE LOCATIONS OF ANY UTILITIES SHOWN OR ENCOUNTERED DURING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER AND NITSCH ENGINEERING.
- THE CONTRACTOR SHALL COMPLY WITH MASSACHUSETTS GENERAL LAWS CHAPTER 82, SECTION 40, AS AMENDED, WHICH STATES THAT NO ONE MAY EXCAVATE IN THE COMMONWEALTH OF MASSACHUSETTS EXCEPT IN AN EMERGENCY WITHOUT 72 HOURS NOTICE, EXCLUSIVE OF SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS, TO NATURAL GAS PIPELINE COMPANIES, AND MUNICIPAL UTILITY DEPARTMENTS THAT SUPPLY GAS, ELECTRICITY, TELEPHONE, OR CABLE TELEVISION SERVICE IN OR TO THE CITY OR TOWN WHERE THE EXCAVATION IS TO BE MADE. THE CONTRACTOR SHALL CALL "DIG SAFE" AT 1-888-DIG-SAFE.
- ALL UTILITY CONNECTIONS ARE SUBJECT TO THE APPROVAL OF, AND GRANTING OF PERMITS BY, THE TOWN OF BROOKLINE. IT SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO SEE THAT ALL PERMITS AND APPROVALS ARE OBTAINED BEFORE STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MAKING ALL NECESSARY ARRANGEMENTS FOR AND FOR PERFORMING ANY NECESSARY WORK INVOLVED IN CONNECTION WITH OR THE DISCONTINUANCE OF ANY UTILITIES WITHIN THE JURISDICTION OF ANY UTILITY COMPANIES, SUCH AS ELECTRICITY, TELEPHONE, WATER, GAS, AND ANY SYSTEM OR SYSTEMS WHICH WILL BE AFFECTED BY THE WORK TO BE PERFORMED UNDER THIS CONTRACT. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES, DEPARTMENTS, AND UTILITY COMPANIES, IN WRITING, AT LEAST 48 HOURS AND NOT MORE THAN 30 DAYS PRIOR TO ANY CONSTRUCTION.
- CONSTRUCTION SHALL NOT INTERFERE WITH OR INTERRUPT UTILITIES WHICH ARE TO REMAIN IN OPERATION.
- ALL WATER, SEWER, AND DRAIN WORK SHALL BE PERFORMED ACCORDING TO THE REQUIREMENTS AND STANDARD SPECIFICATIONS OF THE TOWN OF BROOKLINE.
- GAS, TELEPHONE, AND ELECTRIC SERVICES ARE TO BE DESIGNED BY EACH UTILITY COMPANY IN COORDINATION WITH THE MECHANICAL, ELECTRIC AND PLUMBING CONSULTANTS. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES AND DESIGN OF NEW UTILITIES WITH ELECTRIC, CABLE TELEVISION AND TELECOMMUNICATION UTILITIES.
- INSTALL WATER LINES WITH A MINIMUM OF FIVE FEET OF COVER AND A MAXIMUM OF SEVEN FEET COVER FROM THE FINAL DESIGN GRADES.
- MAINTAIN 10 FEET HORIZONTAL SEPARATION AND 18" VERTICAL SEPARATION (WATER OVER SEWER) BETWEEN SEWER AND WATER LINES. WHEREVER THERE IS LESS THAN 10 FEET OF HORIZONTAL SEPARATION AND 18" OF VERTICAL SEPARATION BETWEEN A PROPOSED OR EXISTING SEWER LINE TO REMAIN AND A PROPOSED OR EXISTING WATER LINE TO REMAIN BOTH WATER MAIN AND SEWER MAIN SHALL BE CONSTRUCTED OF MECHANICAL JOINT CEMENT LINED DUCTILE IRON PIPE FOR A DISTANCE OF 10- FEET ON EITHER SIDE OF THE CROSSING. ONE (1) FULL LENGTH OF WATER PIPE SHALL BE CENTERED OVER THE SEWER AT THE CROSSING.
- CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES EXCEPT THOSE NOTED TO BE ABANDONED AND/OR REMOVED & DISPOSED OF.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR TRENCHING, BACKFILLING, AND SURFACE RESTORATION FOR THE GAS LINE INSTALLATION.
- ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND UNLESS OTHERWISE NOTED.
- MANHOLE FRAMES, COVERS, VALVES, CLEANOUTS, ETC. SHALL BE RAISED TO FINISHED GRADE PRIOR TO FINAL PAVING CONSTRUCTION.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, REGULATIONS AND SAFETY CODES IN THE CONSTRUCTION OF ALL IMPROVEMENTS.











































TOWN OF BROOKLINE NOTES:

- WATER MAINS AND APPURTENANCES MUST BE COMPLETELY INSTALLED, FLUSHED, PRESSURE TESTED, DISINFECTED, RE-FLUSHED AND SAMPLED FOR BACTERIA PRIOR TO BEING PLACED INTO SERVICE.
- THE BROOKLINE WATER & SEWER DIVISION SHALL OPERATE ALL VALVES AND HYDRANTS TO PLACE THE MAIN INTO SERVICE. INSTALLATION OF SERVICE TAPS FOR PERMANENT SERVICE CONNECTIONS AND VENTING OUTLETS SHALL BE COMPLETED BY THE WATER & SEWER DIVISION.
- CARE SHALL BE GIVEN TO PROTECT THE EXISTING DISTRIBUTION SYSTEM FROM BACKFLOW CAUSED BY PRESSURE TESTING AND DISINFECTION PROCEDURES.
- THE BROOKLINE WATER AND SEWER DIVISION SHALL INSPECT ALL PRESSURE TESTING AND DISINFECTION PROCEDURES. FOR ALL PROCEDURES, APPOINTMENTS FOR INSPECTION MUST BE SCHEDULED (AT LEAST 48 HOURS IN ADVANCE) THROUGH THE BROOKLINE WATER AND SEWER DIVISION (617-730-2170).

DEMOLITION NOTES:

- THE CONTRACTOR SHALL MAKE ALL NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN ALL NECESSARY CONSTRUCTION PERMITS. THE CONTRACTOR SHALL ALSO PAY ALL FEES AND POST ALL BONDS ASSOCIATED WITH THE SAME, AND COORDINATE WITH THE ARCHITECT AS REQUIRED.
- SEE C1.00 FOR SITE UTILITY DEMOLITION.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND ALL CONSTRUCTION MEANS AND METHODS. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL WALK THE SITE WITH THE ARCHITECT TO GAIN A THOROUGH UNDERSTANDING OF THE PROJECT, INCLUDING ANY SPECIAL CONDITIONS AND CONSTRAINTS.
- SITE PREPARATION AND DEMOLITION SHALL INCLUDE THOSE AREAS WITHIN THE LIMIT OF WORK LINE AS SHOWN ON THIS CONTRACT.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL CONDITIONS IN THE FIELD AND REPORT DISCREPANCIES BETWEEN PLANS AND ACTUAL CONDITIONS TO THE OWNER OR OWNER'S REPRESENTATION IMMEDIATELY.
- THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON PLANS ARE DIAGRAMMATIC ONLY, AND ALL UTILITIES MAY NOT BE SHOWN. THE CONTRACTOR SHALL CONTACT THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANY TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
- CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES.
- EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO ADDITIONAL COST TO OWNER.
- ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- EXISTING SURFACE MATERIALS INCLUDING GRANITE CURB, ASPHALT, CONCRETE, SHRUBS, ETC. SHALL BE REMOVED AND DISPOSED OF UNLESS OTHERWISE NOTED.
- CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING DEMOLITION.
- CONTRACTOR SHALL SUPPLY AND MAINTAIN FOR THE DURATION OF DEMOLITION ALL NECESSARY DEVICES FOR EROSION, SEDIMENT AND DUST CONTROL, ETC., INCLUDING THOSE DEVICES NECESSARY FOR STOCKPILES AND PROTECTION OF ADJACENT PUBLIC WAYS, AND SHALL REMOVE THE DEVICES AFTER PROJECT COMPLETION.
- ALL POINTS OF CONSTRUCTION EGRESS OR INGRESS SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC LANDS.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE HIS EFFORTS OF THE DEMOLITION AND RELATION OF UTILITIES WITH ALL TRADES, IF APPLICABLE.
- ALL EXISTING UTILITIES WITHIN THE PRIVATE PROPERTY SHALL BE REMOVED TO FULL DEPTH TO INCLUDE BASE MATERIAL, PIPING, UTILITY STRUCTURES, AND FOOTINGS OR FOUNDATIONS AS APPLICABLE, AND LEGALLY DISPOSED OF OFF-SITE BY CONTRACTOR.
- EXISTING UTILITY LINES OUTSIDE OF THE PRIVATE PROPERTY SHALL BE ABANDONED IN PLACE UNLESS OTHERWISE NOTED.
- UTILITY STRUCTURES TO BE ABANDONED SHALL BE REMOVED TO A DEPTH OF NO LESS THAN 3 FEET BELOW FINISHED GRADE. THE BOTTOMS OF THE STRUCTURES SHALL BE BROKEN AND THE STRUCTURES SHALL BE BACKFILLED WITH GRAVEL BORROW AND COMPACTED.
- AT ALL LOCATIONS WHERE EXISTING CURBING, CONCRETE PAVEMENT OR BITUMINOUS CONCRETE ROADWAY ADJUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE.

LEGEND

	CB	CATCH BASIN
	DMH	DRAIN MANHOLE
	SMH	SEWER MANHOLE
	WQI	WATER QUALITY INLET
	WQS	WATER QUALITY STRUCTURE
	EMH	ELECTRIC MANHOLE
	TMH	TELEPHONE MANHOLE
	UP	UTILITY POLE
	LP	STREET LIGHT POLE
	EHH	ELECTRIC HANDHOLE
	GG	GAS GATE
	GV	GAS VALVE
	HP	HORSEPOWER
	HYD	HYDRANT
	I	INVERT ELEVATION
	LF	LINEAR FEET
	LOC.	LOCATION
	LP	STREET LIGHT POLE
	OHW	OVERHEAD WIRE
	MEP	MECHANICAL, ELECTRICAL, PLUMBING ENGINEER
	PVC	POLYVINYL CHLORIDE PIPE
	R	RADIUS
	R&D	REMOVE AND DISPOSE OF
	RCP	REINFORCED CONCRETE PIPE
	REC.	RECORD
	SH	SPRINKLER HEAD
	SMH	SEWER MANHOLE
	TC	TOP OF CURB
	TG	TOP OF STEEL GIRDER
	TMH	TELEPHONE MANHOLE
	TR	TOP OF RAIL ELEVATION
	TW	TOP OF WALL
	TYP.	TYPICAL
	UP	UTILITY POLE
	VCP	VITRIFIED CLAY PIPE
	VGC	VERTICAL GRANITE CURB
	WG	WATER GATE
	WV	WATER VALVE
	W	WITHOUT
	W/O	WITHOUT
	*147.50 TC *137.50 BC	TOP OF CURB BOTTOM OF CURB
	*148.55	SPOT ELEVATION

GRADING NOTES:

- PITCH EVENLY BETWEEN SPOT GRADES.
- ALL PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM OF 1% (OR ONE-EIGHTH INCH (1/8") PER FOOT) UNLESS OTHERWISE NOTED.
- WHERE NEW PAVING MEETS EXISTING PAVING, MEET LINE AND GRADE OF EXISTING PAVING.
- GRADES WITHIN HANDICAP PARKING SPACES AND MANEUVERING SHALL NOT EXCEED 1.5% IN ANY DIRECTION UNLESS OTHERWISE NOTED.
- CROSS SLOPES OF PEDESTRIAN WALKS SHALL NOT EXCEED 1.5%.
- SLOPES OF PEDESTRIAN WALKS SHALL NOT EXCEED 4.5% UNLESS OTHERWISE NOTED.
- FOR ALL UTILITIES, REFER TO CIVIL ENGINEER'S DRAWINGS.
- PROVIDE POSITIVE DRAINAGE AWAY FROM FACE OF BUILDINGS AT ALL LOCATIONS.
- ALL PROPOSED TOP OF CURB ELEVATIONS ARE SIX INCHES (6") ABOVE BOTTOM OF CURB ELEVATIONS UNLESS OTHERWISE NOTED. ALL PROPOSED TOP OF CAPE COD BERM ELEVATIONS ARE FOUR INCHES (4") ABOVE BOTTOM OF CURB ELEVATION UNLESS OTHERWISE NOTED.
- THE GENERAL CONTRACTOR SHALL BLEND NEW GRADING SMOOTHLY INTO EXISTING GRADING AT LIMITS OF GRADING.
- THE CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO STARTING WORK.
- REFER TO THE EARTHWORK SECTION OF SPECIFICATIONS FOR SPECIFIC EXCAVATION, BACKFILLING, AND GRADING PROCEDURES.
- PITCH ALL TOPS OF WALLS AT ONE-EIGHTH INCH (1/8") PER FOOT FROM BACK OF WALL TO FACE OF WALL. ???
- SURPLUS MATERIALS SHALL NOT BE REMOVED FROM THE SITE UNLESS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE. SEE EARTHWORK SPECIFICATIONS FOR DETAILS.
- ANY AREA(S) OUTSIDE OF THE LIMIT-OF-WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION/GRADE AT NO COST TO THE OWNER.

EARTH MOVING AND GRADING NOTES:

- PROVIDE POSITIVE DRAINAGE AWAY FROM FACE OF BUILDING AT ALL LOCATIONS.
- THE GENERAL CONTRACTOR SHALL PROVIDE DUST CONTROL FOR CONSTRUCTION OPERATIONS AS APPROVED BY THE ARCHITECT.
- ALL POINTS OF CONSTRUCTION EGRESS AND/OR INGRESS SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADS.
- ANY ALTERATIONS TO THESE DRAWINGS MADE IN THE FIELD DURING CONSTRUCTION SHALL BE RECORDED BY THE GENERAL CONTRACTOR ON "AS-BUILT" DRAWINGS.
- CONTRACTOR SHALL SURVEY THE EXISTING GRADES AT THE PROPOSED TAMP LOCATION FOR BOTH SIDEWALK AND ROADWAY AND NOTIFY OWNER AND ENGINEER IF EXISTING GRADES VARY SIGNIFICANTLY ENOUGH THAT AN ACCESSIBLE RAMP CANNOT BE CONSTRUCTED AT THE LOCATION AS DESIGNED.
- ALL TOPSOIL ENCOUNTERED WITHIN THE WORK AREA SHALL BE STRIPPED TO ITS FULL DEPTH AND REMOVED FROM THE SITE UNLESS OTHERWISE DIRECTED BY THE OWNER.
- CROSS SLOPES OF ALL PEDESTRIAN WALKS SHALL NOT EXCEED 1.5%.
- RUNNING SLOPE OF ALL PEDESTRIAN WALKS SHALL NOT EXCEED 4.5% UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL EXERCISE CAUTION IN ALL EXCAVATION ACTIVITY DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES.
- PROVIDE POSITIVE DRAINAGE AWAY FROM FACE OF BUILDINGS AT ALL LOCATIONS.
- PITCH EVENLY BETWEEN CONTOUR LINES AND BETWEEN SPOT GRADES. SPOT GRADE ELEVATIONS TAKE PRECEDENCE OVER CONTOUR LINES.
- ALL PROPOSED TOP OF CURB ELEVATIONS ARE SIX INCHES (6") ABOVE BOTTOM OF CURB ELEVATIONS UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BLEND NEW GRADING SMOOTHLY INTO EXISTING GRADING AT LIMITS OF GRADING.
- WHERE NEW PAVING MEETS EXISTING PAVING, MEET LINE AND GRADE OF EXISTING PAVING WITH SMOOTH TRANSITION BETWEEN EXISTING AND NEW SURFACES.
- THE CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO STARTING WORK.
- SURPLUS MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE. REFER TO EARTHWORK SPECIFICATIONS.
- EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO ADDITIONAL COST TO THE OWNER.

COMPREHENSIVE PERMIT SUBMISSION
REVISED 2/27/2019

CIVIL NOTES, LEGEND,
AND ABBREVIATIONS

SCALE PROJECT # DATE ISSUED
NTS 11496 02/27/2019

C000

REVISIONS		
#	DATE	DESCRIPTION

THE RESIDENCES AT
1180

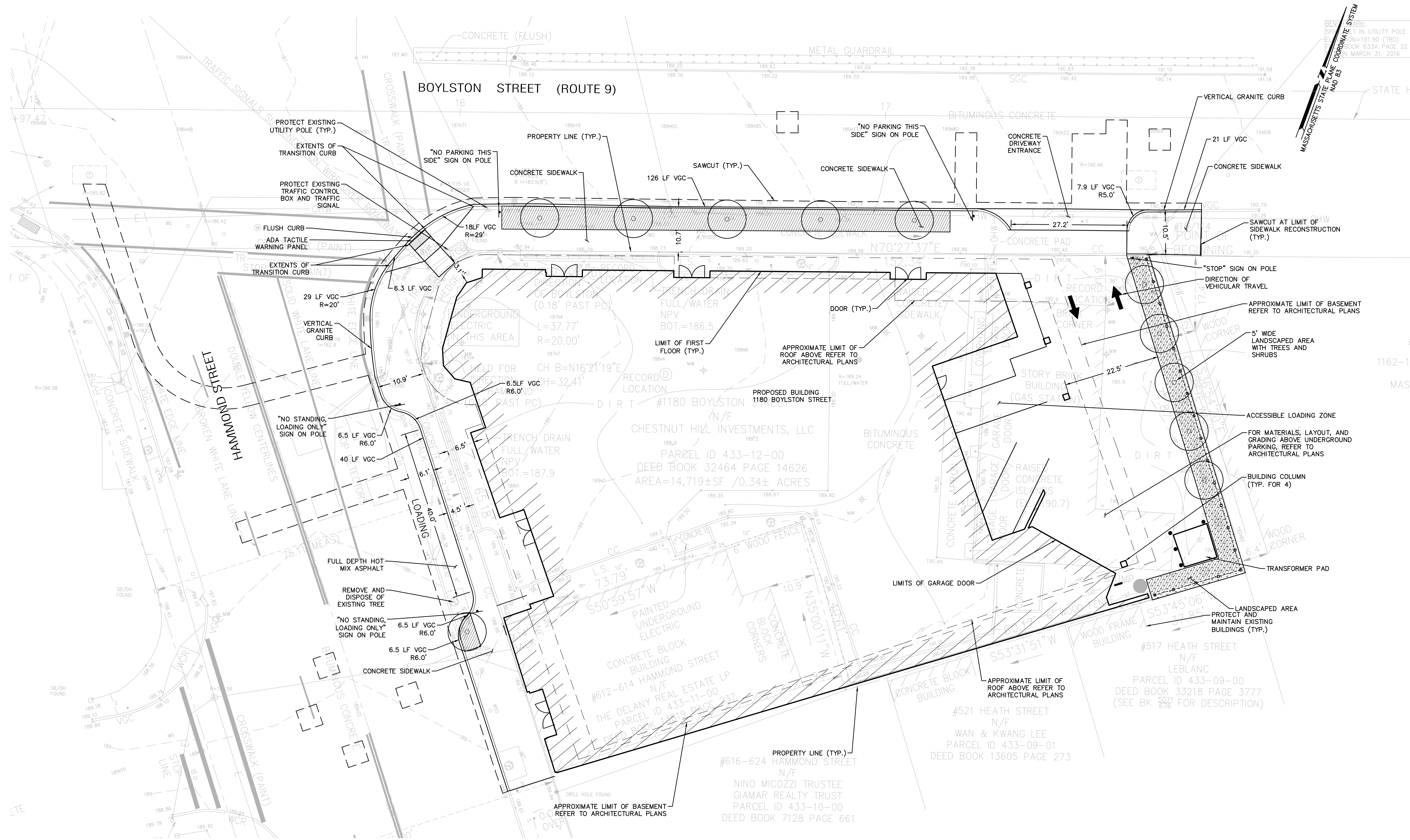
1180 BOYLSTON STREET, BROOKLINE, MA

cbt

617 262 4354 cbtarchitects.com
110 canal street boston, ma 02114



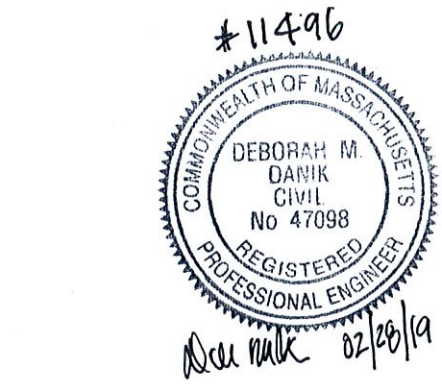
2 Center Plaza, Suite 430
Boston, MA 02108
T: (617) 538-0063
F: (617) 538-5472



- NOTES:
1. REFER TO SHEET C000 FOR CIVIL NOTES, LEGEND, AND ABBREVIATIONS.
 2. REFER TO LANDSCAPE ARCHITECT'S PLAN FOR SIDEWALK MATERIALS AND LAYOUT.

SCALE:
1" = 10'

0 5 10 20



COMPREHENSIVE PERMIT SUBMISSION
REVISED 2/27/2019

PUBLIC WAY LAYOUT
PLAN

SCALE: 1"=10' PROJECT # 11496 DATE ISSUED 11/17/2017

C100

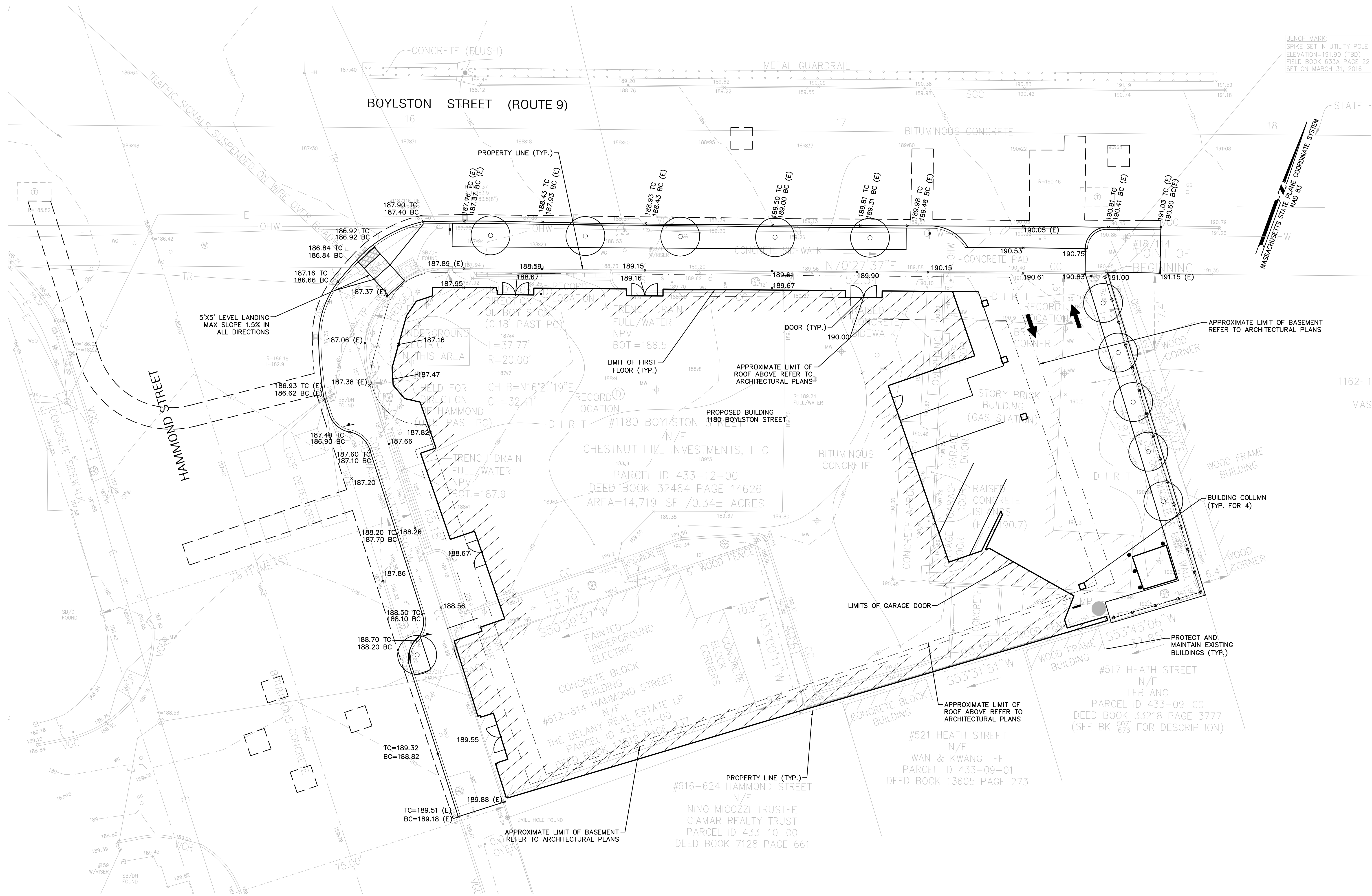
REVISIONS		
#	DATE	DESCRIPTION

THE RESIDENCES AT
1180

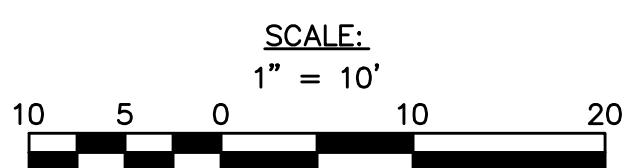
1180 BOYLSTON STREET, BROOKLINE, MA


Natch Engineering

617 262 4354 cbtarchitects.com
110 canal street boston, ma 02114
2 Center Plaza, Suite 430
Boston, MA 02108
T: (617) 538-0063
F: (617) 538-0072



- NOTES:
1. REFER TO SHEET C000 FOR CIVIL NOTES, LEGEND, AND ABBREVIATIONS.
 2. REFER TO LANDSCAPE ARCHITECT'S PLAN FOR SIDEWALK MATERIALS AND LAYOUT.



COMPREHENSIVE PERMIT SUBMISSION
REVISED 2/27/2019

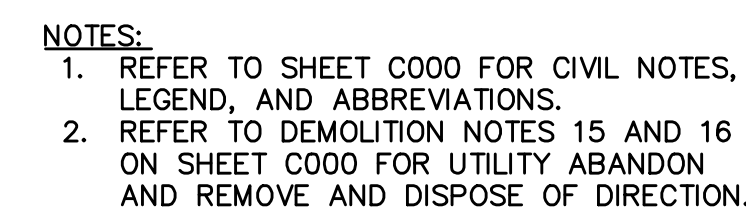
PUBLIC WAY GRADING
PLAN

SCALE 1"=10' PROJECT # 11496 DATE ISSUED 02/27/2019

C101

THE RESIDENCES AT
1180
1180 BOYLSTON STREET, BROOKLINE, MA

 **Nitsch Engineering**
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Boston, MA 02108
T: (617) 338-0063
F: (617) 338-6472

[illegible]

SITE UTILITY PLAN

C200

Town of Brookline
Location & Elevation of Domestic Water, Sanitary
Sewer, Storm Drain and/or Storm Water
Management – Approved

This approval is given on the condition that an "as-built" site plan for the digital sanitary (SWS) or SWS (storm and sewer) and the results of a 30-day water test of the sewer and drain connections be provided to the engineering division prior to 10% sign off on the Certificate of Occupancy

DATE _____

DIRECTOR – ENGINEERING/TRANSPORTATION DIRECTOR _____

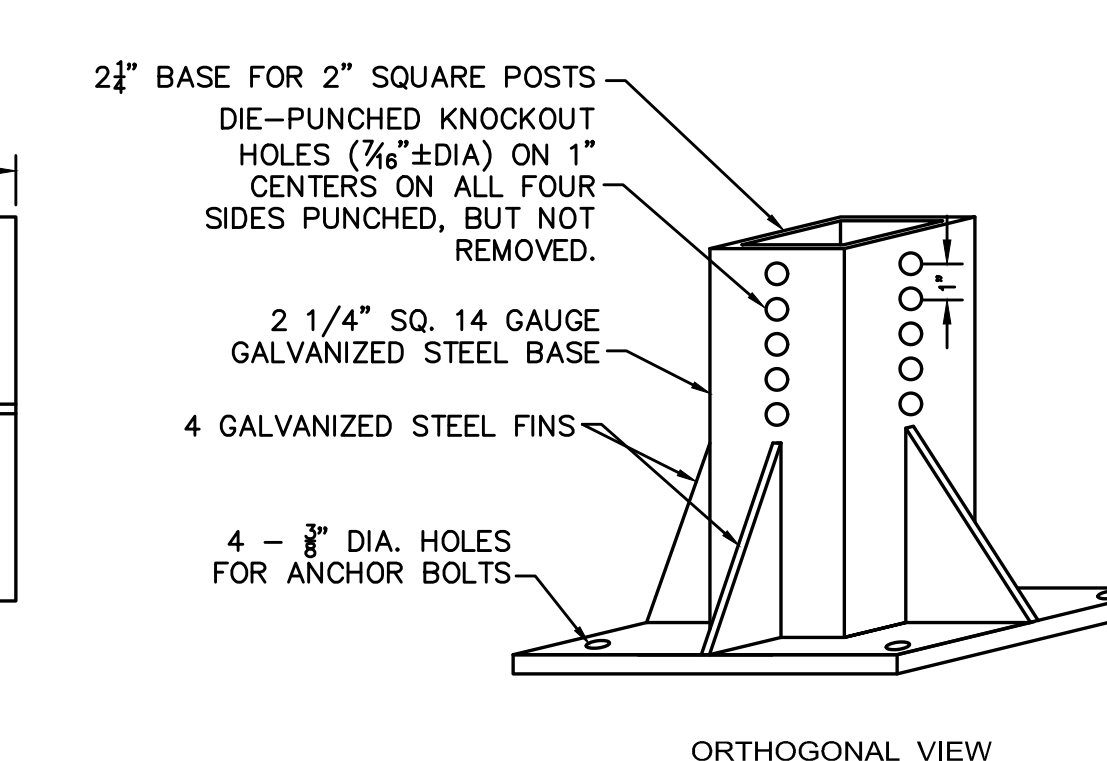
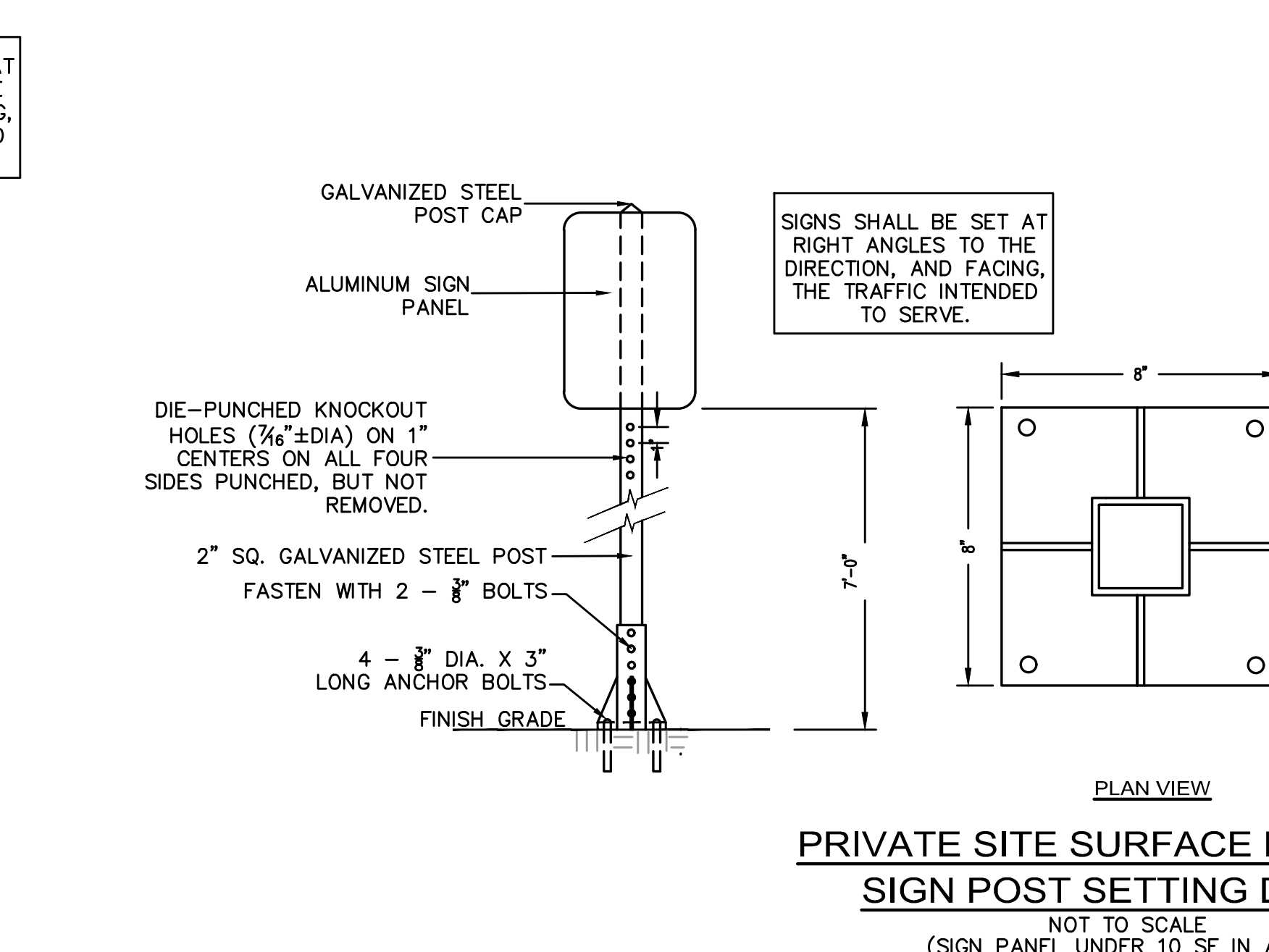
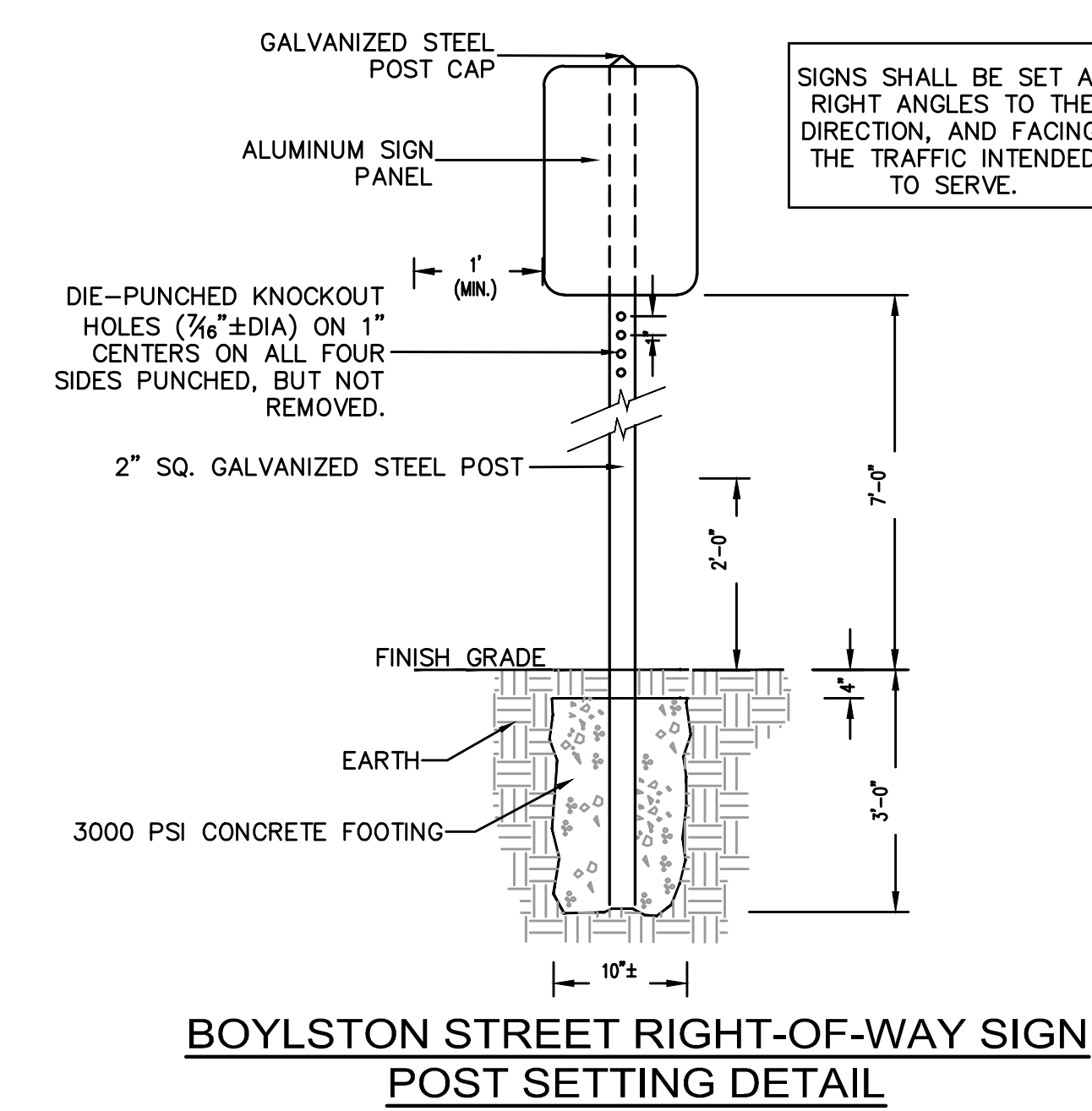
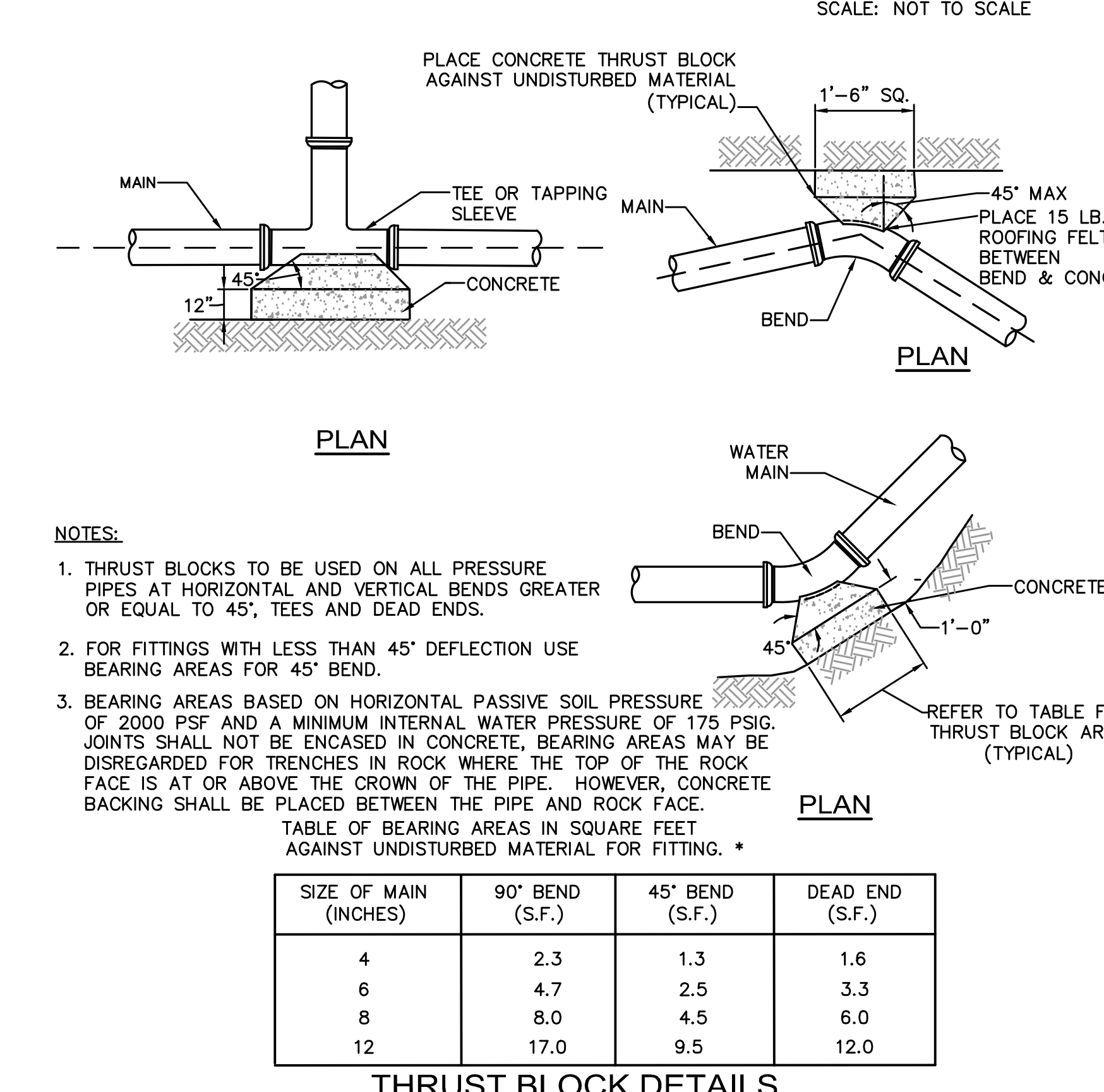
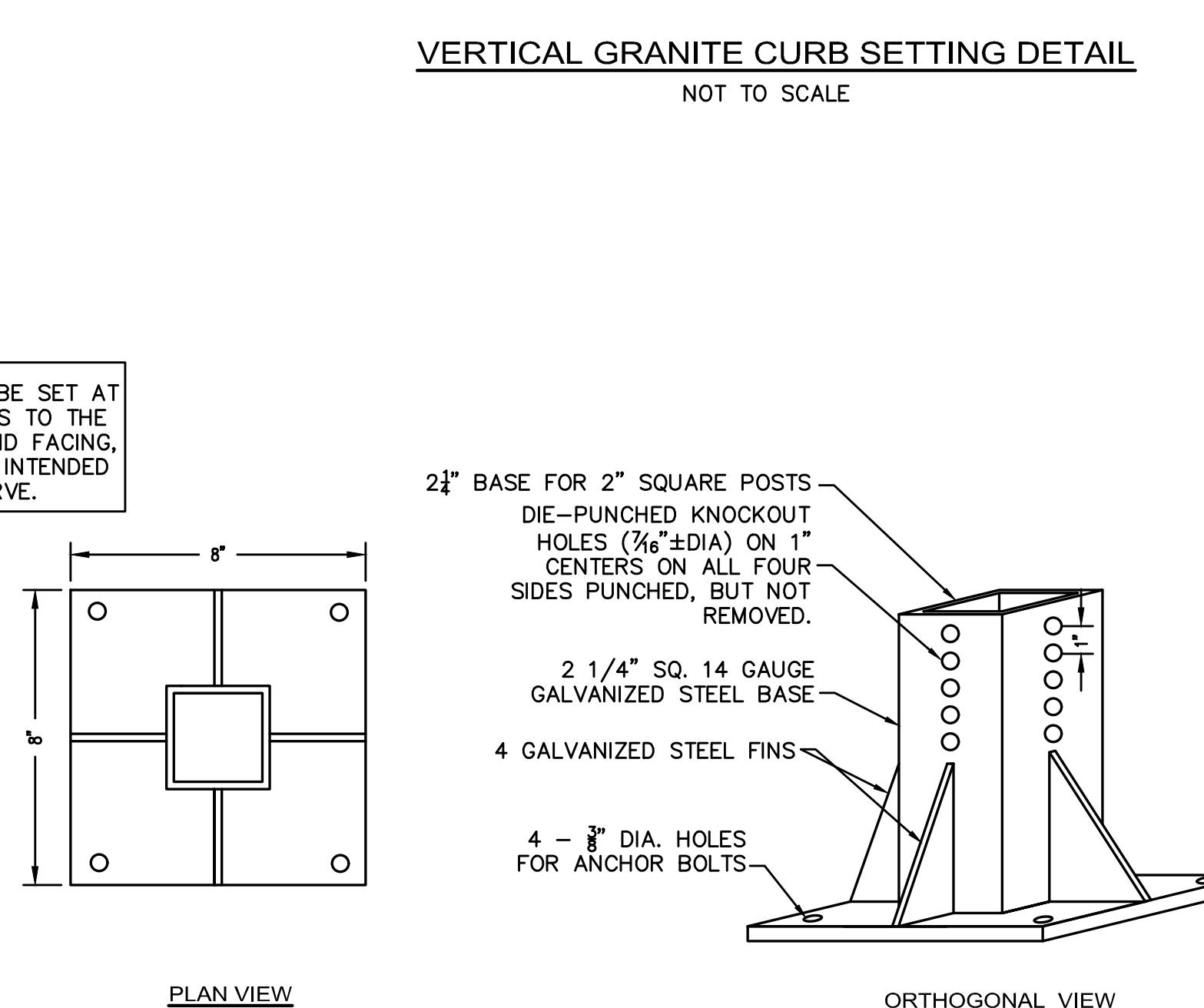
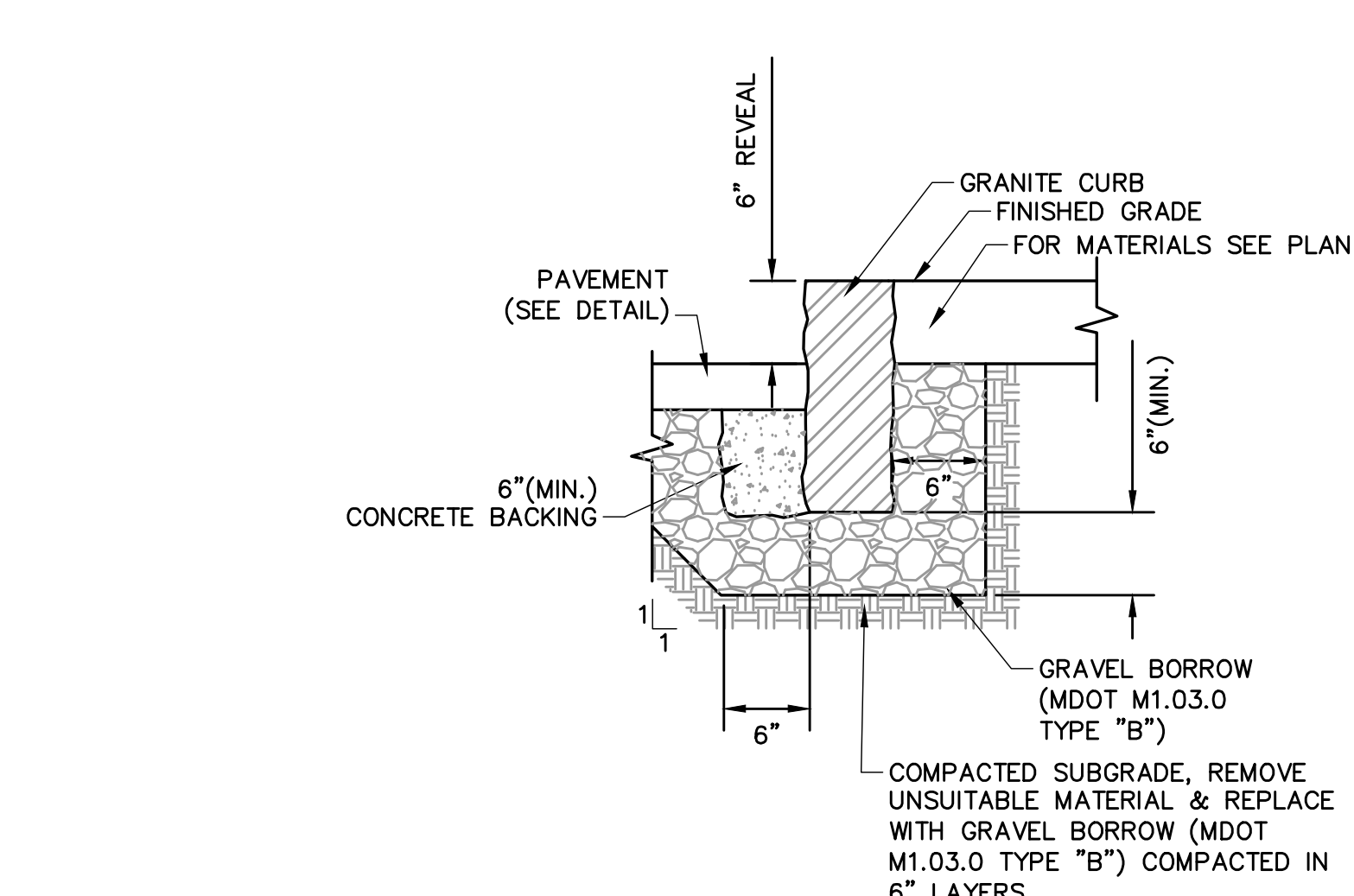
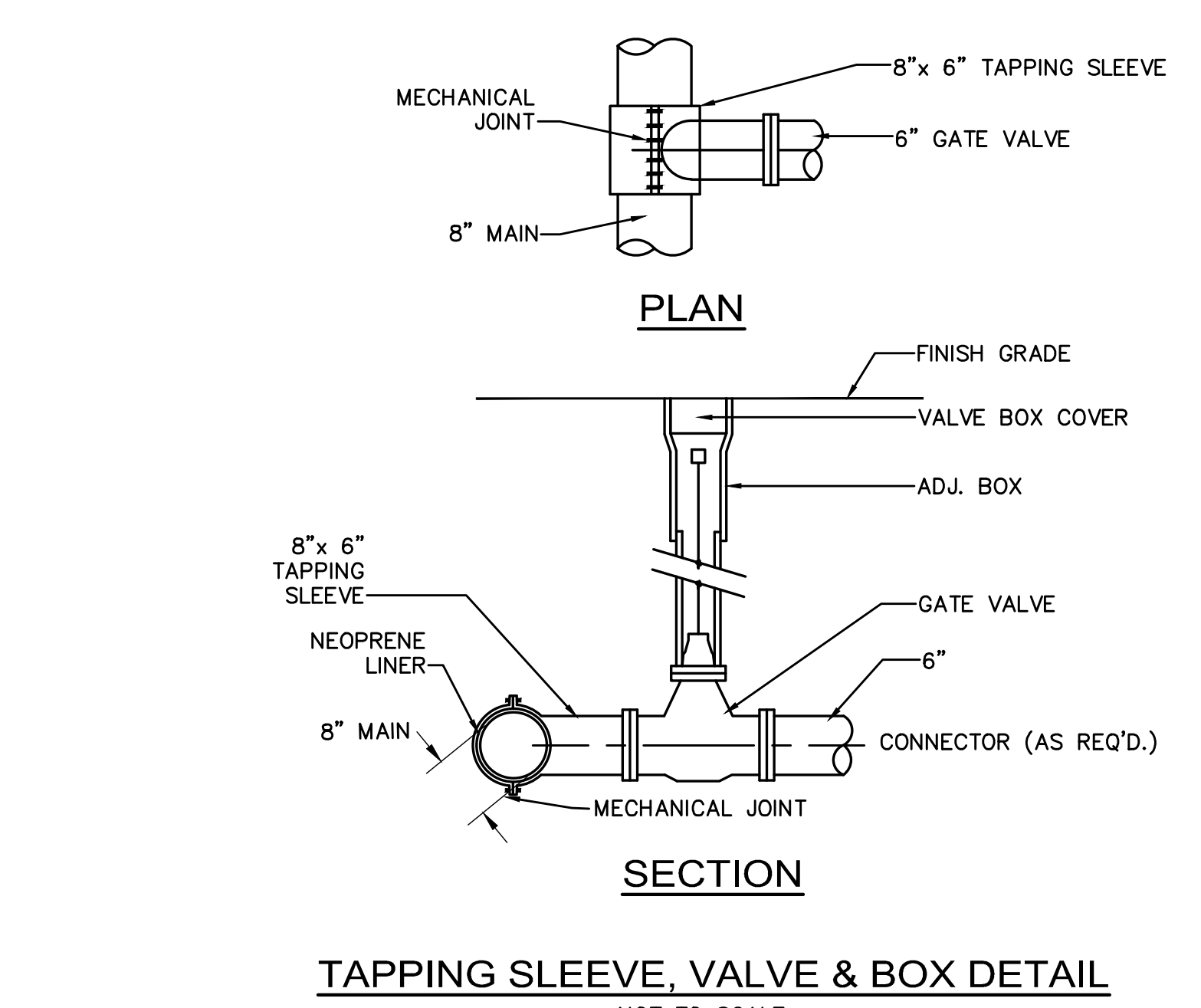
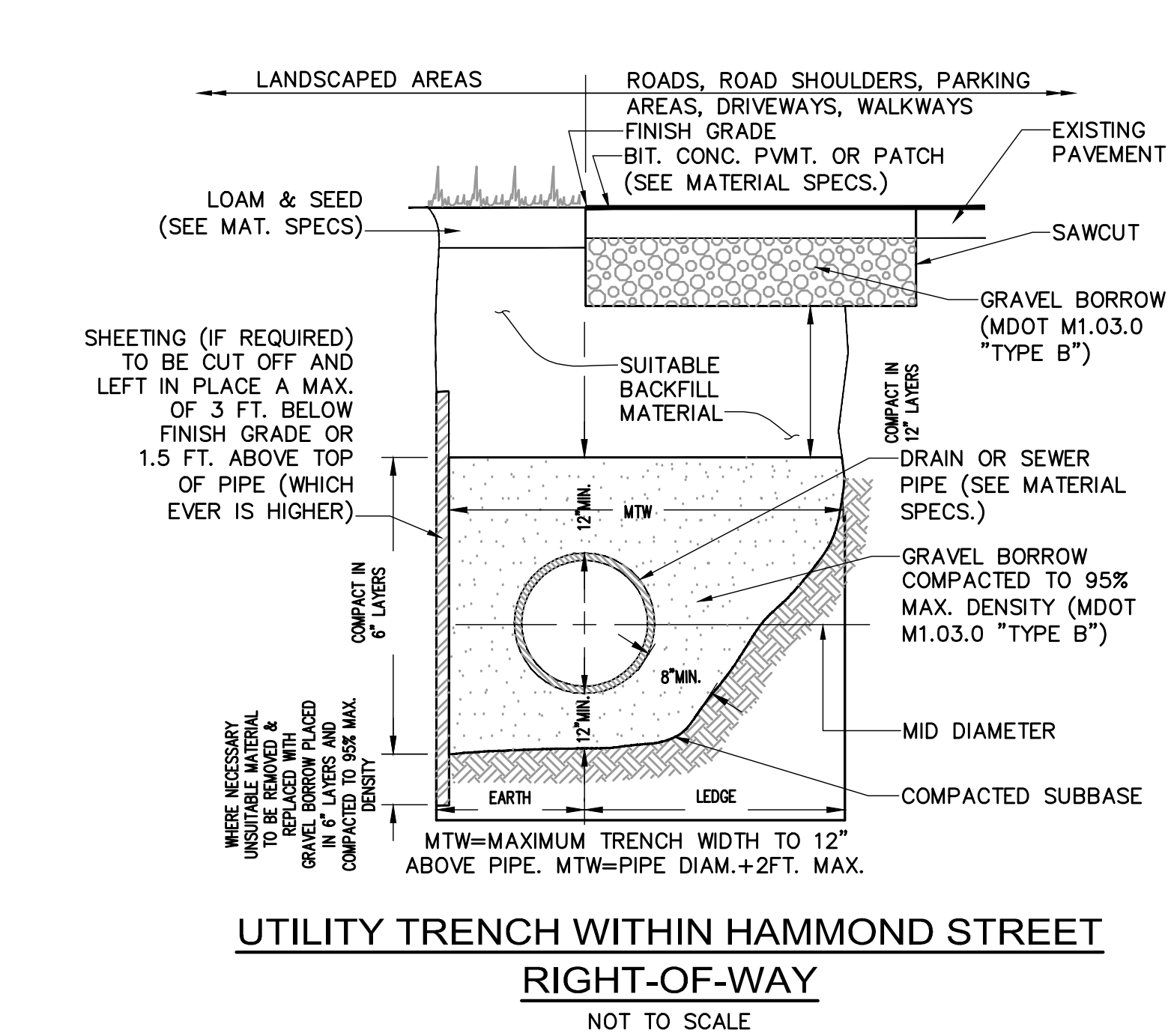
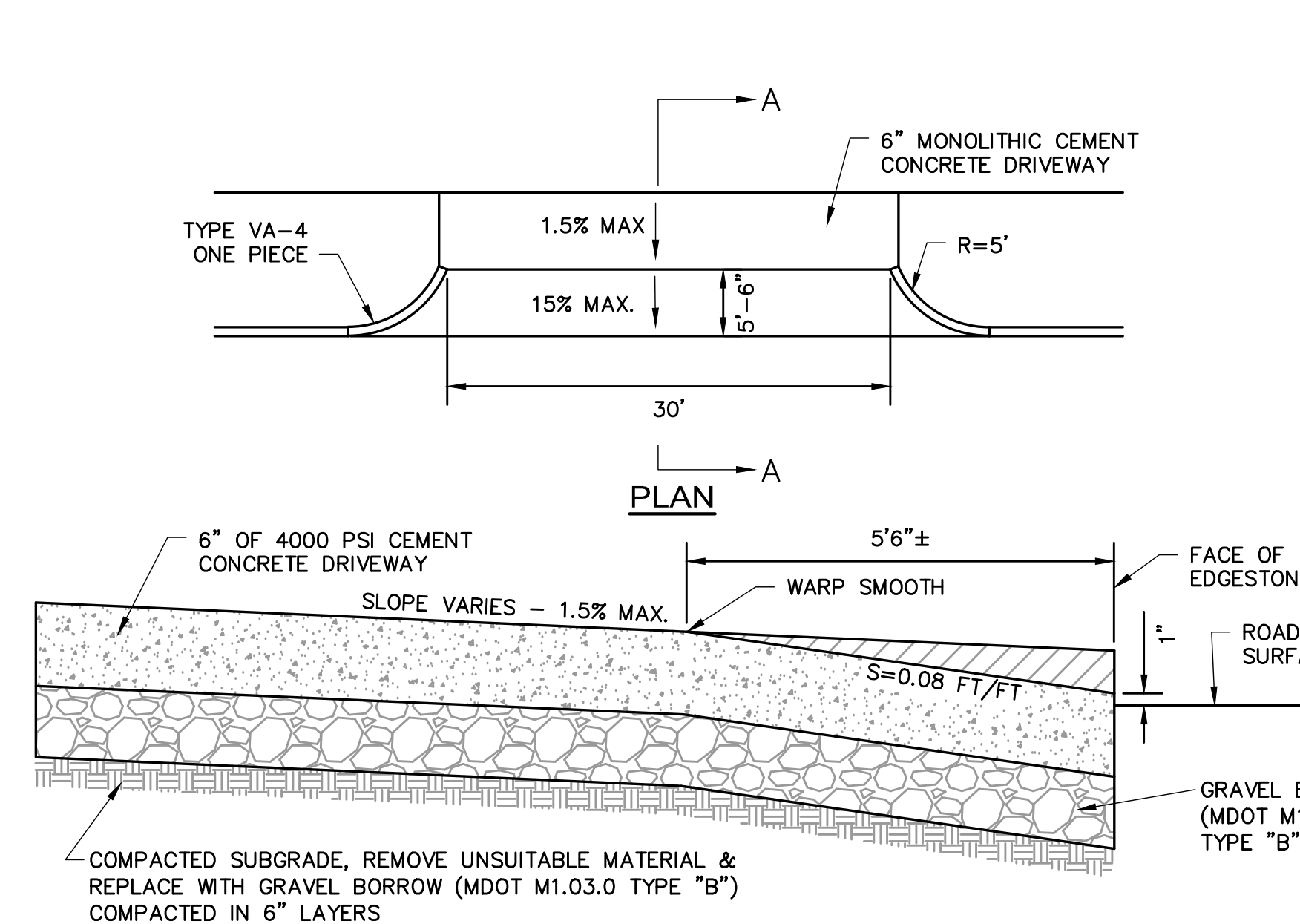
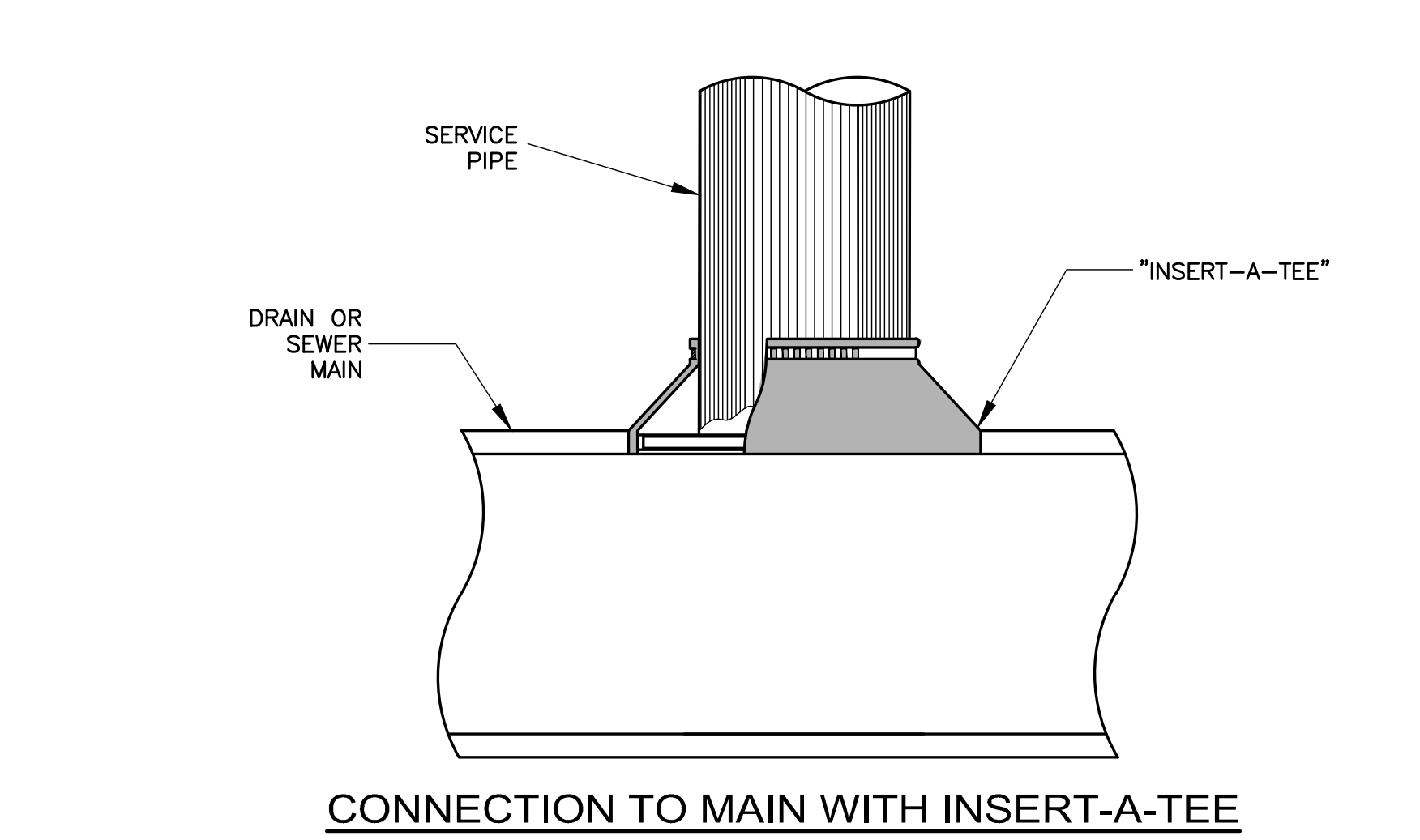
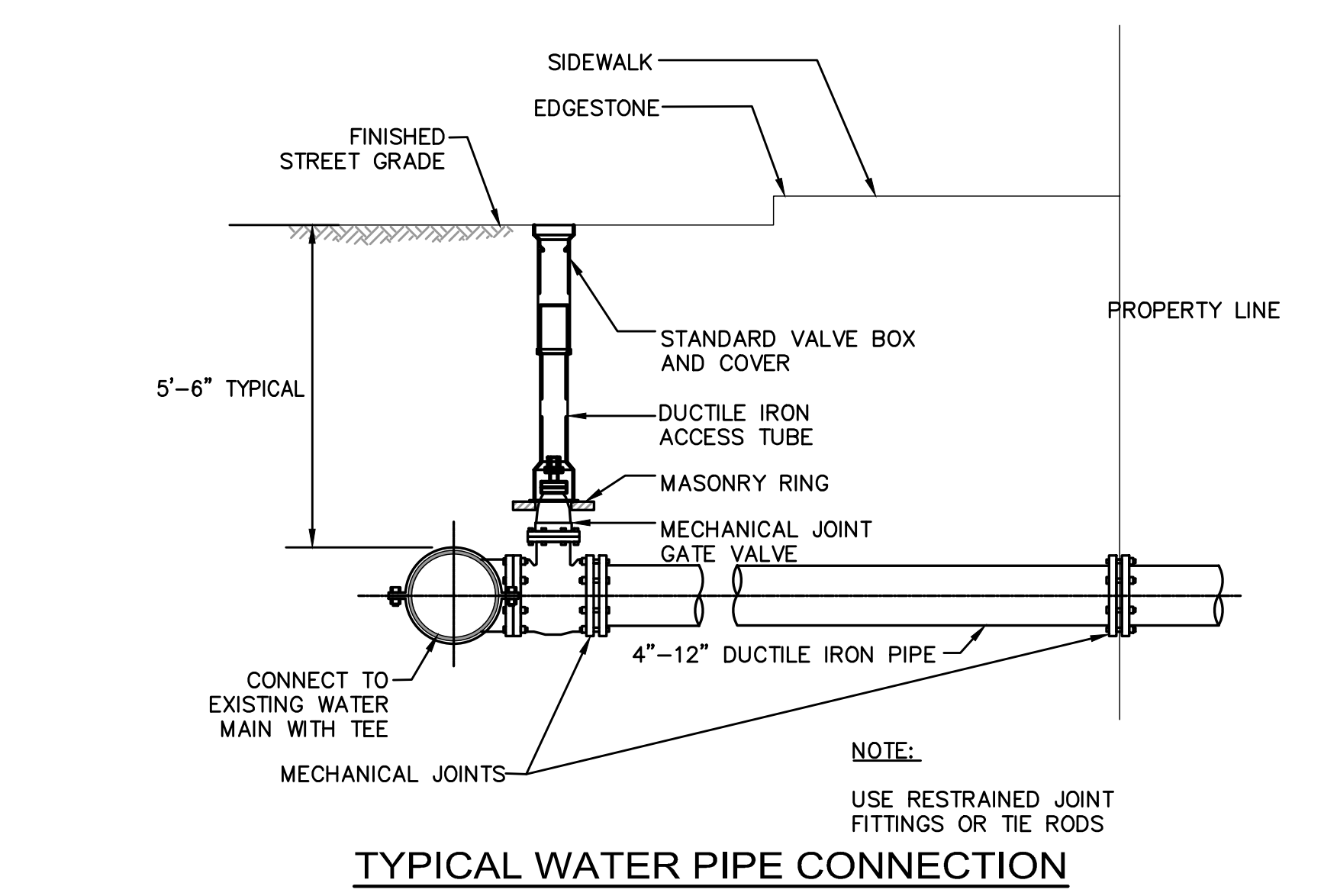
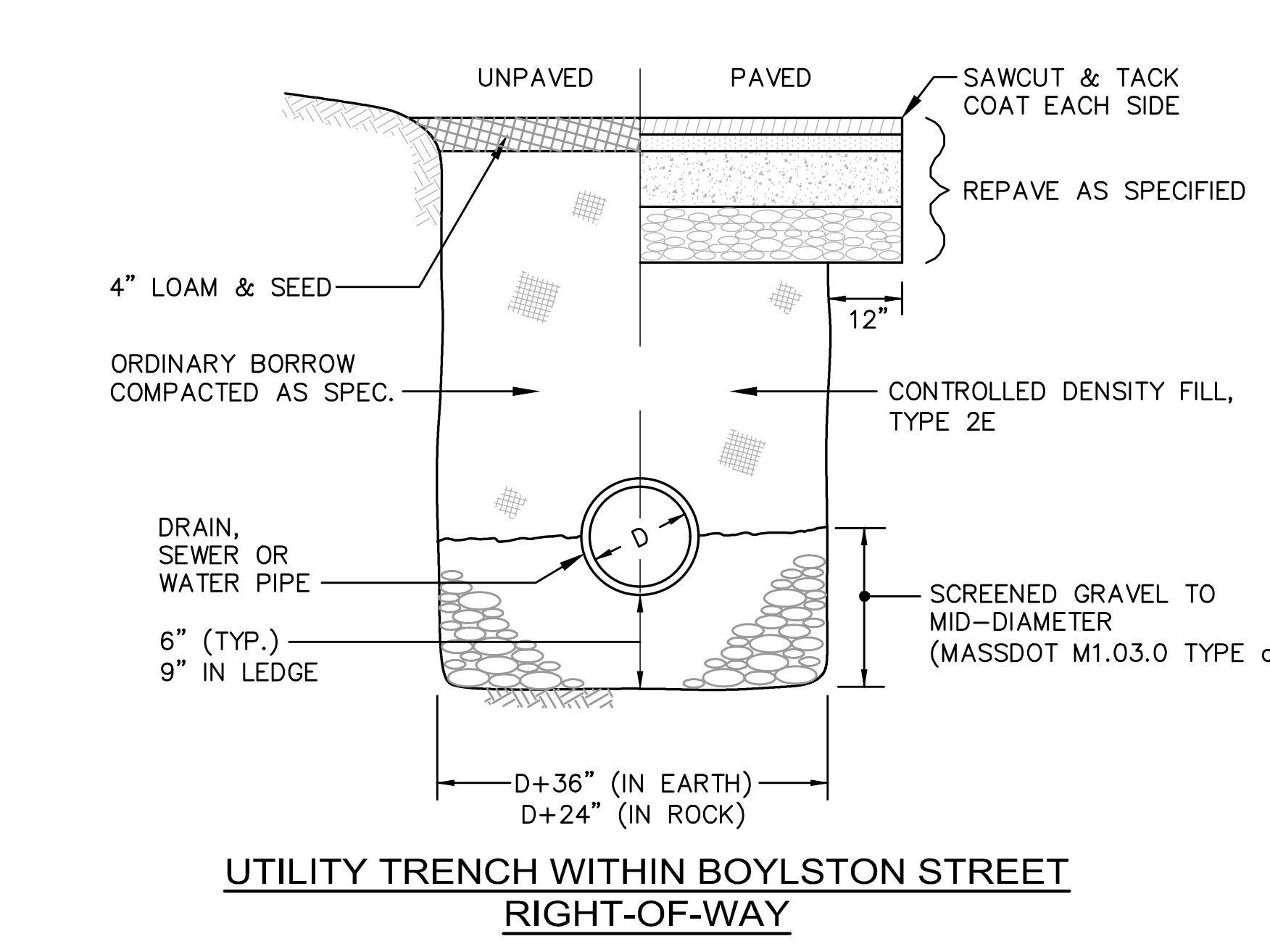
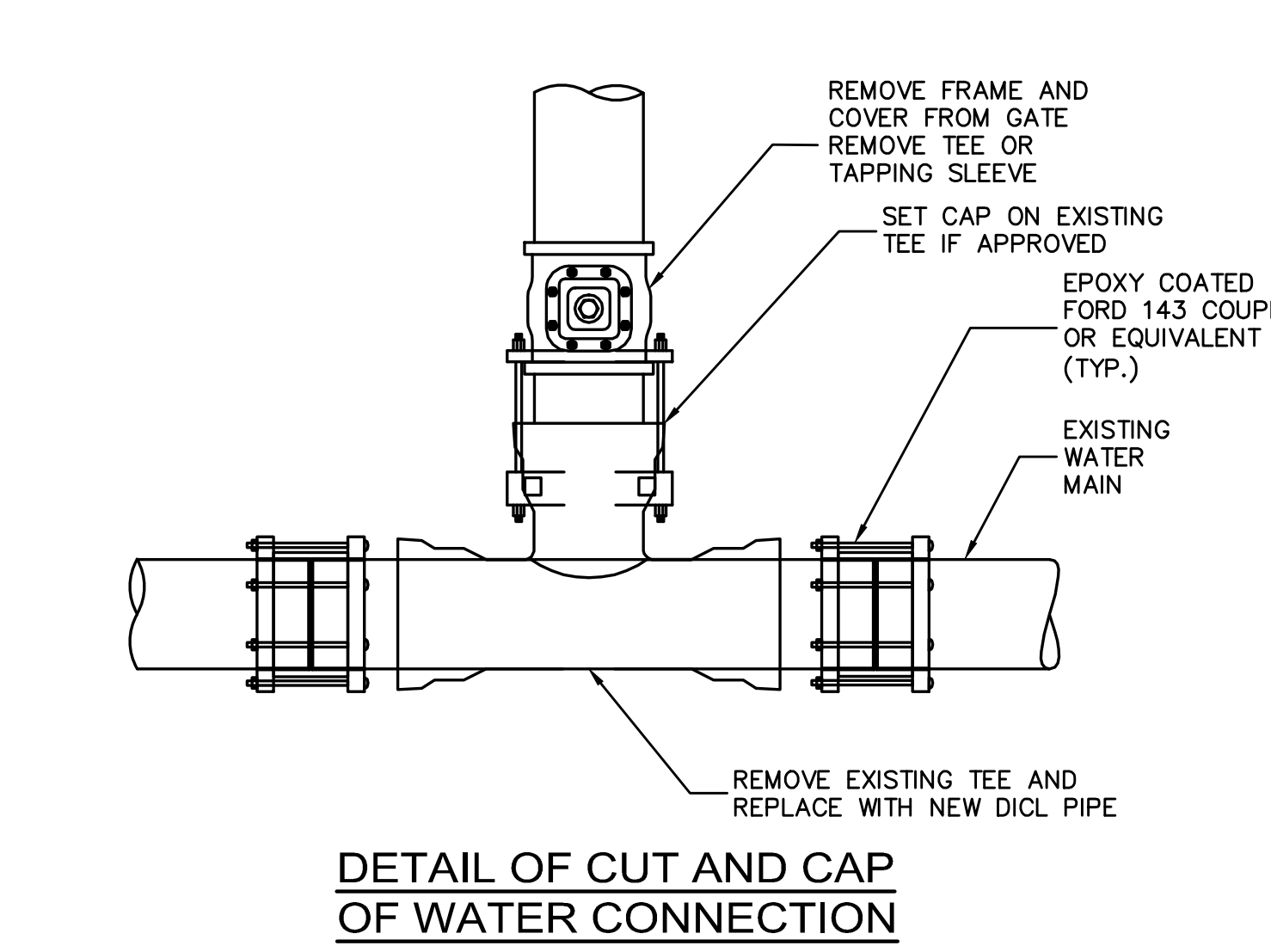
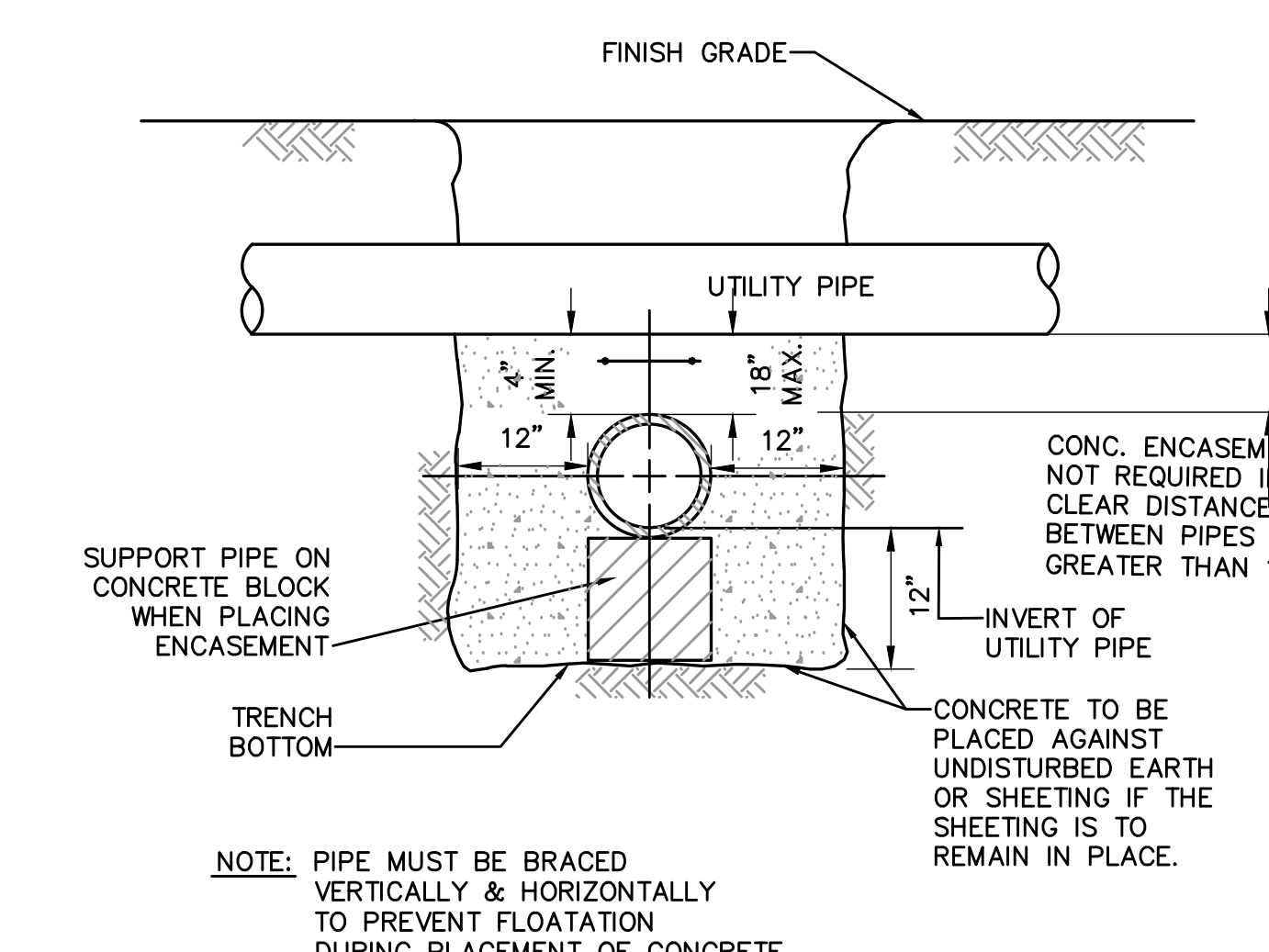
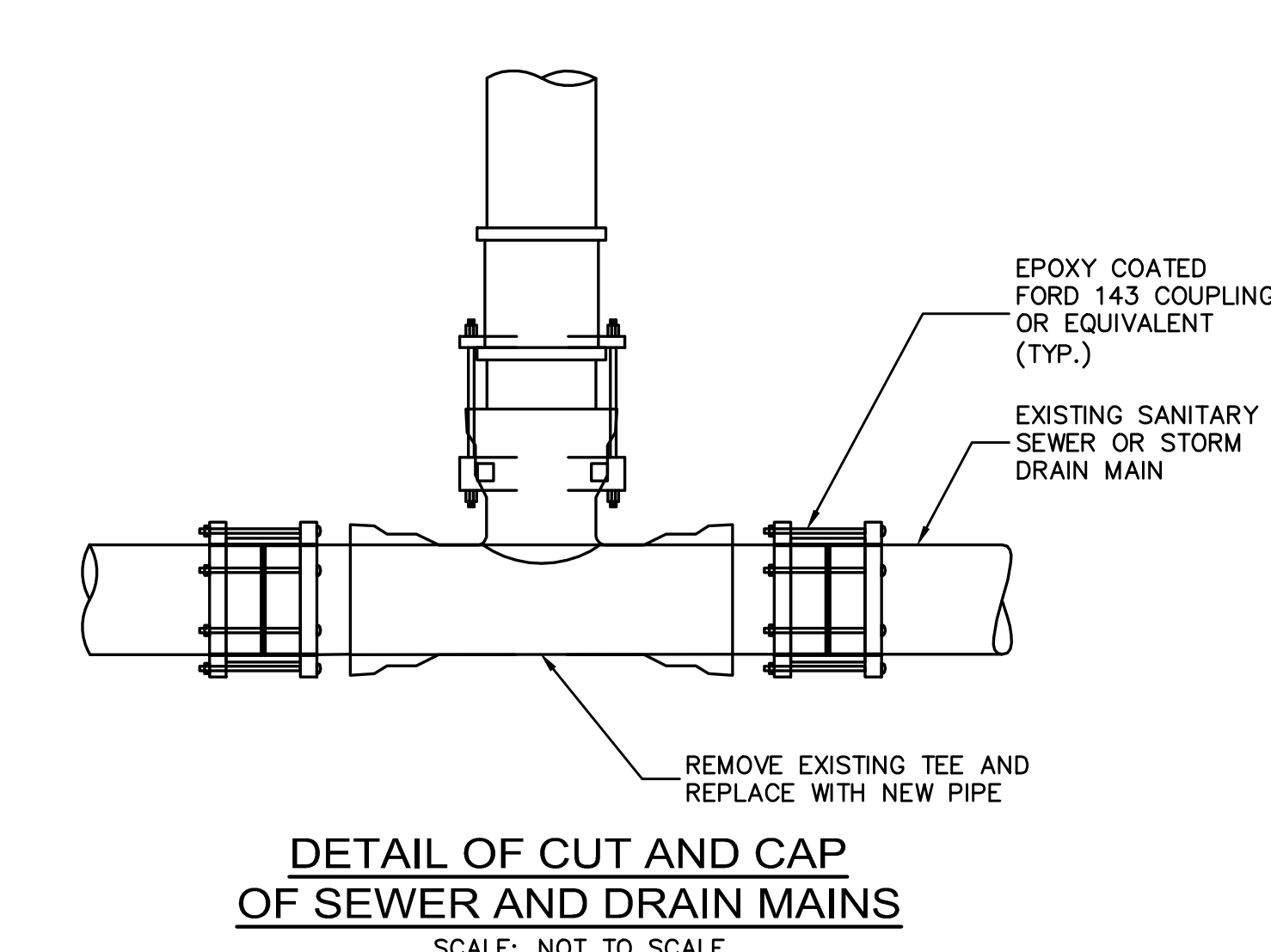
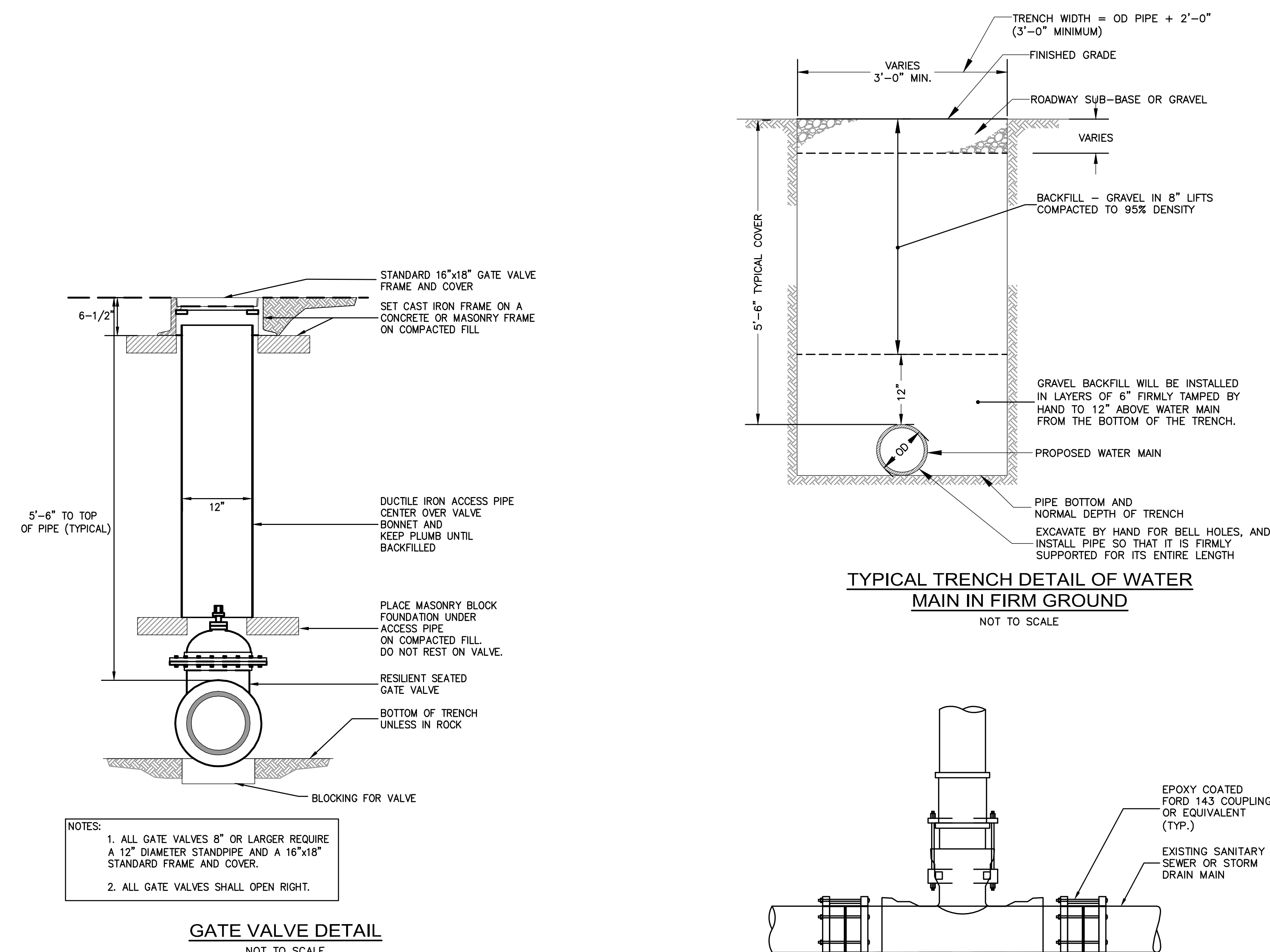
DIRECTOR – WATER & SEWER DECISION _____

THE RESIDENCES AT
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1180 BOYLSTON STREET, BROOKLINE, MA

cbt 617 262 4354 cbtarchitects.com
110 canal street boston, ma 02111


Nitsch Engineering

2 Center Plaza, Suite 430
Boston, MA 02106
T: (617) 338-0063
F: (617) 338-6472



SIZE OF MAIN (INCHES)	90° BEND (S.F.)	45° BEND (S.F.)	DEAD END (S.F.)
4	2.3	1.3	1.6
6	4.7	2.5	3.3
8	8.0	4.5	6.0
12	17.0	9.5	12.0